Development Management – Delegated Officer Report

Application Number: AWDM/0268/17 **Recommendation: APPROVE**

Site: **7 Orient Road, Lancing**

Proposal: **Application for retention of attached garage to west elevation**

Date of Site Visit: **7 March**

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

This application is a retrospective proposal for the retention of an attached garage, permission being required because it sits very slightly forward of the front elevation of the main dwelling.

The application site is an end of terrace 2 storey house on the north side of Orient Road with the garage attached on its western side, beyond which is an access to rear of properties in Orient Road and The Broadway to the west. The neighbouring property to the west across this access is at an angle but does not have any windows facing the building.

The general character of the area is mixed, with houses on the northern side of the road and both bungalows and houses on the southern side.

Planning History:

No planning history relevant to the determination of the application, but an unauthorised carport and fencing erected immediately in front of the garage which was the subject of an Enforcement Notice has now been removed.

Consultations:

None received

Representations:

Lancing Parish Council supports the application

Relevant Planning Policies:

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (March 2012)
Planning Practice Guidance (CLG 2014)

Planning Assessment

The main issues are the effect of the garage upon the character of the area and the amenities of neighbouring properties.

The site has considerably improved in visual terms since the removal of the carport and fencing and although the garage is perhaps wider and contains a greater amount of rendering than is normally the case, this is partly a function of the angled distance between the house and access track to the west.

Photographic records suggest that the garage, albeit with different rendering, has been in situ for at least 5 years and before that was a flat roofed garage and shed – the previous garage having a corrugated roof and being of no particular visual merit.

The neighbouring property to the west has no facing windows and is separated by the access in any case.

It is not considered there any justifiable grounds to resist the proposal.

Recommendation

APPROVE subject to the following condition:

1. Approved Plans

Is recommendation contrary to letter(s) of representation? Y/N

Case Officer: [redacted] Date: 3/4/2017

Authorised by: [redacted] Date: 12/4/2017